



PLANNING COMMISSION SUMMARY OF ACTIONS

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LBR

September 20, 2001

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PRESENT: Commissioners Alcorn, Byers, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Palatiello, Smyth, Wilson

ABSENT: None

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ-2000-PR-052, DECOROUS INCORPORATED, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 4, 2001.

Commissioner Alcorn seconded the motion which carried unanimously.

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Commissioner Koch MOVED THAT THE DECISION ONLY ON S00-III-UP2, OUT-OF-TURN PLAN AMENDMENT, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 4, 2001.

Commissioners Palatiello and Hall seconded the motion which carried unanimously.

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Commissioner Wilson MOVED THAT THE DECISION ONLY ON ZONING ORDINANCE AMENDMENT (PLANT NURSERIES) BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 11, 2001.

Commissioner Byers seconded the motion which carried unanimously.

Commissioner Wilson further MOVED THAT THE BOARD OF SUPERVISORS BE REQUESTED TO DEFER ITS PUBLIC HEARING ON THIS MATTER CURRENTLY SCHEDULED FOR OCTOBER 1, 2001 TO A DATE AFTER OCTOBER 11, 2001.

Commissioners Byers and Palatiello seconded the motion which carried unanimously.

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Commissioner Wilson announced her intent to defer the public hearing on S99-CW-2TR, Out-of-Turn Plan Amendment (Trails) from October 3, 2001 to a date to be determined. She explained that interested groups needed more time to review the proposed amendment and that a public workshop would be held prior to the rescheduled hearing.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON RZ/FDP-2001-DR-014, PROPERTY PROFESSIONALS, INC., BE DEFERRED TO A DATE CERTAIN OF NOVEMBER 14, 2001.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARINGS ON RZ-2001-DR-013 AND SEA-97-D-038, TEMPLE RODEF SHALOM, AND RZ-2001-DR-038, FAIRFAX COUNTY PARK AUTHORITY, BE DEFERRED FROM OCTOBER 17, 2001 TO A DATE CERTAIN OF NOVEMBER 7, 2001.

Commissioner Kelso seconded the motion which carried unanimously.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON 2232-D01-18, VERIZON WIRELESS, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 18, 2001.

Commissioner Kelso seconded the motion which carried unanimously.

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF CSP-86-C-121-2, WESTERRA RESTON LLC.

Commissioner Byers seconded the motion which carried unanimously.

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PCA-1997-LE-019 – CATHERINE K. BRADFORD aka C. A. KYRIACOU
(Decision Only - Public Hearing held on September 13, 2001)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-1997-LE-019, CATHERINE K. BRADFORD AKA C. A. KYRIACOU, AND GENERAL DEVELOPMENT ALTERNATIVES 1, 2 AND 3, AS REVISED ON SEPTEMBER 18, 2001, AND SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 18, 2001.

Commissioner Palatiello seconded the motion which carried by a vote of 7-0-5 with Commissioners Byers, DuBois, Hall, Harsel and Koch abstaining.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

AFFIRMATION OF THE TRANSITIONAL SCREENING ON THE NORTHWESTERN PORTION OF THE APPLICATION SITE TO THAT SHOWN ON THE GDP FOR ALL THREE ALTERNATIVES;

REAFFIRMATION OF A WAIVER OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ON A PORTION OF THE EASTERN PROPERTY LINE WITHIN ALL THREE ALTERNATIVES;

REAFFIRMATION OF A WAIVER OF THE SERVICE DRIVE ALONG RICHMOND HIGHWAY WITHIN ALL THREE ALTERNATIVES; AND,

APPROVAL OF A WAIVER OF LOT WIDTH FOR THE FRONTAGE ALONG RICHMOND HIGHWAY AND RUSSELL ROAD ON ALL THREE ALTERNATIVES.

Commissioner Palatiello seconded the motion which carried by a vote of 7-0-5 with Commissioners Byers, DuBois, Hall, Harsel and Koch abstaining.

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S01-III-BR1 - OUT-OF-TURN PLAN AMENDMENT (Springfield District)
(Decision Only - Public Hearing held on September 12, 2001)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT OUT-OF-TURN PLAN AMENDMENT S01-III-BR1 AS SHOWN ON THE LANGUAGE DATED SEPTEMBER 20, 2001.

Commissioner Kelso seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Harsel not present for the vote.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE LAND USE SUMMARY CHARTS IN THE FAIRFAX CENTER AREA, AREA III PLAN, ASSOCIATED WITH OUT-OF-TURN PLAN AMENDMENT S01-III-BR1 BE FOOTNOTED TO IDENTIFY AND REFER TO THE PLAN TEXT FOR RECOMMENDATIONS ON THE ADOPTIONS OF THE OVERLAY LEVEL TO READ: "REFER TO PLAN TEXT FOR RECOMMENDATION ON OPTIONS."

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Harsel not present for the vote.

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RZ-2001-MV-021 – WYNGATE LLC
(Decision Only - Public Hearing held on September 19, 2001)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2001-MV-021, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 20, 2001.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 11-0-1 with Commissioner Wilson abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN AND WESTERN BOUNDARY LINES.

Commissioners Hall and Kelso seconded the motion which carried by a vote of 11-0-1 with Commissioner Wilson abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE REQUIREMENT FOR A 600 FOOT MAXIMUM PRIVATE STREET.

Commissioner Kelso seconded the motion which carried by a vote of 11-0-1 with Commissioner Wilson abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE REQUIREMENTS FOR A SERVICE DRIVE IN FAVOR OF THE INTERPARCEL ACCESS EASEMENT.

Commissioner Kelso seconded the motion which carried by a vote of 11-0-1 with Commissioner Wilson abstaining.

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RZ-1999-PR-034 – COURTYARD MANAGEMENT CORPORATION
FDP-1999-PR-034 – COURTYARD MANAGEMENT CORPORATION
(Decision Only - Public Hearing held on September 13, 2001)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-1999-PR-034, SUBJECT TO THE EXECUTION OF PROFFERS DATED SEPTEMBER 20, 2001.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF FDP-1999 PR-034, SUBJECT TO THE PROPOSED FDP CONDITIONS CONTAINED IN ATTACHMENT 2 OF THE STAFF REPORT ADDENDUM DATED AUGUST 29, 2001 AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-1999-PR-034.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF LOADING REQUIREMENTS FOR THE MULTIFAMILY USES.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ON THE EASTERN PROPERTY BOUNDARY IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER TO PERMIT UNDERGROUND DETENTION AND WATER QUALITY WITHIN THE MULTI-FAMILY RESIDENTIAL AREA.

Commissioner Wilson seconded the motion which carried by a vote of 8-0-4, with Commissioners Alcorn, Byers, Harsel and Koch abstaining.

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RZ-2000-PR-064 - S&R DEVELOPERS, INC.

FDP-2000-PR-064 - S&R DEVELOPERS, INC.

(Decision Only - Public Hearing held on May 30, 2001)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-2000-PR-064 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 19, 2001.

Commissioners Byers and Alcorn seconded the motion which carried by a vote of 11-0-1 with Commissioner Hall abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-PR-064, SUBJECT TO THE BOARD'S APPROVAL OF RZ-2000-PR-064 AND THE CONCEPTUAL DEVELOPMENT PLAN AND THE ATTACHED DEVELOPMENT CONDITIONS NOW DATED SEPTEMBER 19, 2001, WITH THE ADDITION OF THE FOLLOWING CONDITION: NUMBER 3: DRAINAGE IMPROVEMENTS ALONG SUTTON ROAD SHALL BE ACCOMPLISHED ENTIRELY WITHIN THE VDOT RIGHT-OF-WAY WITHOUT TRESPASSING ONTO ADJACENT PROPERTIES UNLESS PERMISSION TO DO SO HAS BEEN GRANTED BY THE PROPERTY OWNER.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Hall abstaining.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A VARIANCE OF THE MINIMUM DISTRICT SIZE.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Hall abstaining.

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2232-Y01-20 - FAIRFAX COUNTY PARK AUTHORITY

Commissioner Koch MOVED THAT THE PLANNING COMMISSION FIND THAT IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, THAT THE PROPOSAL BY THE FAIRFAX COUNTY PARK AUTHORITY, UNDER APPLICATION 2232-Y01-20, FOR THE INTERIM USE OF A PORTION OF THE PROPERTY LOCATED AT 15150 OLD LEE ROAD IN CHANTILLY AS A PUBLIC PARK WITH PRACTICE ATHLETIC FIELDS AND RELATED FACILITIES, TO BE SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote.

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RZ-2001-MV-026- U. S. GOVERNMENTRZ/FDP-2001-MV-025 - U. S. GOVERNMENT

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2001-MV-025 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED 18 SEPTEMBER 2001, WITH THE ADDITION OF PARAGRAPH 13 I WHICH SHALL READ: "THE APPLICANT SHALL UNDERGROUND ALL INTERIOR UTILITY LINES. NO ADDITIONAL UTILITY POLES WILL BE CONSTRUCTED BY THE APPLICANT ALONG SILVERBROOK ROAD OR POHICK ROAD DUE TO THIS DEVELOPMENT'S CONSTRUCTION."

Chairman Murphy noted that the applicant had agreed to the DELETION OF THE WORDS "OR STUCCO" IN THE PROFFERS.

Commissioner Byers accepted this addition to his motion.

Commissioners Kelso and Hall seconded the motion.

Commissioner Byers then amended his motion to include: "PROVIDED THAT THE TRADE FOR MEADOWWOOD FARM HAS BEEN COMPLETED."

The seconders concurred with this amendment and the motion, as amended, carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE THE FINAL DEVELOPMENT PLAN FOR CONCEPT B, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ-2001-MV-025 AND THE CONCEPTUAL DEVELOPMENT PLAN WITH THE OPTION OF LATER CONSIDERING THE FINAL DEVELOPMENT PLAN FOR CONCEPT A.

Commissioner Alcorn seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD MODIFY THE TRANSITIONAL SCREENING REQUIREMENTS AND THE BARRIER REQUIREMENTS BE WAIVED ALONG THE EASTERN BOUNDARIES FOR THE COMMUNITY RECREATION CENTER.

Commissioners Wilson and Hall seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD WAIVE THE MAXIMUM LENGTH OF PRIVATE STREETS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.302.

Commissioner Hall seconded the motion which carried by a vote of 11-1 with Commissioner Wilson opposed.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE RZ-2001-MV-026, SUBJECT TO THE PROFFERS DATED SEPTEMBER 18, 2001 WITH THE FOLLOWING ADDITION TO PARAGRAPH 9E: "THE APPLICANT SHALL UNDERGROUND ALL INTERIOR UTILITY LINES. NO ADDITIONAL UTILITY POLES WILL BE CONSTRUCTED BY THE APPLICANT ALONG SILVERBROOK ROAD OR POHICK ROAD DUE TO THIS DEVELOPMENT'S CONSTRUCTION."

Commissioner Kelso seconded the motion.

Commissioner Byers amended his motion to include: "SUBJECT TO THE COMPLETION OF THE TRADE WITH MEADOWWOOD FARM." AND DELETION OF THE WORDS "OR STUCCO" IN THE PROFFERS.

Commissioner Kelso, as seconder of the motion, concurred with the amendment and the motion, as amended, carried unanimously.

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The meeting was adjourned at 11:40 p.m.
Peter F. Murphy, Jr., Chairman